

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this 5th day of March 2026, the Planning and Zoning Commission convened in the Council Chambers at 800 Third Street, Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Darlene Oostermeyer	Vice-Chairman
	Bailey Vercher	Commissioner
	MaxAnne Jones	Commissioner
	Nancy Ebeling	Commissioner
	Fred Zagst	Chairman
	Greg Mills	Commissioner

MEMBERS ABSENT:	Danny Miller	Commissioner
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STAFF PRESENT:	John Packer	Mayor
	Hanna Kadow	Commission Secretary
	Kristen Jones	Planner
	Russell Sander	Assistant City Manager
	Josh Brockman-Weber	City Attorney


VISITORS:	Marshal Brewer	Joe Thompson
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1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:00 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no citizen comments.
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
 - a) **Discussion and Action** regarding the approval of the minutes from the January 8, 2026, regular meeting, and the February 12, 2026, special meeting. Commissioner Ebeling made a motion to approve the January 8, 2026 minutes. Commissioner Mills seconded the motion, and the motion passed 6-0. Vice-Chairman Oostermeyer made a motion to approve the February 12, 2026 minutes. Commissioner Mills seconded the motion, and the motion passed 6-0.
 - b) **Discussion and Action** regarding a Preliminary Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park with a consideration of a Subdivision Waiver to Section 6.3.9 – Improvement of Adjacent (Perimeter) Streets and Utilities. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Chairman Zagst opened Item (b) and Item (c) concurrently. Kristen Jones, Planner, addressed the Commission. The Commission discussed driveway locations, roadway improvements, and traffic circulation. Vice-Chairman Oostermeyer made a motion to approve the Preliminary Plat with the subdivision waiver and the condition that the civil engineering plans are approved by City Staff. Commissioner Mills seconded the motion, and the motion passed 6-0.
 - c) **Discussion and Action** regarding a Final Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Chairman Zagst opened Item (b) and Item (c) concurrently. Kristen Jones, Planner, addressed the Commission. Commissioner Mills made a motion to approve the

Final Plat with the condition that the civil engineering plans are approved by City Staff and the developer enters into a Construction Improvement Agreement and submits the required fiscal security before the Construction Improvement Agreement is heard at City Council. Commissioner Vercher seconded the motion, and the motion passed 6-0.

- d) **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2A-1 Active Adult, being 17.6105 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver for the allowance of private streets. Chairman Zagst opened Item (d) and Item (e) concurrently. Hanna Kadow, Planner, addressed the Commission. The Commission discussed private streets, property maintenance, and land use. Commissioner Mills made a motion to re-approve the Preliminary Plat and the subdivision waiver for private streets with the condition to allow minor amendments to the plat to address items that may arise from City Staff review of the civil plan set including final verification of proposed street names. Vice-Chairman Oostermeyer seconded the motion, and the motion passed 6-0.
- e) **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2B, being 82.2680 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver to postpone the construction of a roadway. Chairman Zagst opened Item (d) and Item (e) concurrently. Hanna Kadow, Planner, addressed the Commission. Commissioner Mills made a motion to re-approve the Preliminary Plat and the subdivision waiver with the condition to allow minor amendments to the plat to address items that may arise from City Staff review of the civil plan set. Commissioner Ebeling seconded the motion, and the motion passed 6-0.
- f) **Discussion and Action** regarding a Preliminary Plat of the Encino Estates Subdivision being 13.563 acres of land, more or less, out of the G. Flores Survey No. 7, Abstract 304, Burnet County, Texas with consideration of Subdivision Waivers to Section 6.2.5 – Sidewalks, Section 6.2.1.O. – Construction of Streets, of Article 6, Subdivision Design and Land Development Standards. Hanna Kadow, Planner, addressed the Commission. The Commission discussed parking standards, lot sizes, traffic circulation, sidewalks, and roadway width. Vice-Chairman Oostermeyer made a motion to re-approve the Preliminary Plat with the approval of the subdivision waivers. Commissioner Mills seconded the motion, and the motion passed 6-0.

4. **ADJOURNMENT:** There being no further items to discuss, Commissioner Mills made a motion to adjourn the meeting and Commissioner Oostermeyer seconded the motion. The motion passed carrying a vote of 6-0 and the meeting was adjourned at 6:43 pm.


Fred Zagst, Chairman


Hanna Kadow, Commission Secretary